





## 26 Lower Pyke Street

Barry, Barry

Charming mid-terraced property with an open plan lounge/diner, modern kitchen, 3 bedrooms and an enclosed rear garden for entertaining. Convenient location near amenities and transport links, updated windows for energy efficiency. Ideal family home with both traditional and contemporary features. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TRADITIONAL TERRACED PROPERTY
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE/DINER, SEPARATE KITCHEN PLUS UTILITY
- UPSTAIRS SHOWER ROOM PLUS DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- MODERN WINDOWS AND FRAMES REPLACED IN 2018
- EPC D58
- EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY TO LOCAL AMENITIES



## Hallway

Entrance via a uPVC front door with semi-circular opaque glazed panels to the top and a matching opaque glazed panel above. Laminate wood effect flooring, smooth walls and a smooth coved ceiling. A radiator, a carpeted staircase leading to the first floor and doors leading to the lounge/diner and kitchen. Plenty of storage space under the stairs.

## Lounge/Diner

23' 11" x 8' 0" (7.29m x 2.44m)

A continuation of the laminate wood effect flooring, smooth walls and a smooth coved ceiling. A large front aspect double glazed bay window and a rear aspect double glazed window. Two radiators and a feature electric fireplace with a wooden mantel (chimney is capped). Measurements have been taken into the bay and exclude recesses either side of the chimney breasts.

## Kitchen

10' 1" x 9' 7" (3.07m x 2.92m)

Laminate grey wood effect flooring, smooth walls and a smooth ceiling with spotlights. Matching wooden eye and base level units with complementing black worktops and black splashback. A stainless steel one and a half bowled sink with a stainless steel mixer tap overtop. An integrated four ring gas hob with a single oven below and an extractor above. Space for a large fridge freezer, a radiator and a side aspect double glazed window. An archway leads through to the utility space.

## Utility

A continuation of the grey laminate wood effect flooring from the kitchen, partly wallpapered/partly smooth walls and a smooth ceiling with spotlights. Space and plumbing for a washing machine and tumble dryer. A uPVC door with opaque glazing gives access to the rear garden and a further door gives





access to the downstairs bathroom.

#### **Downstairs Bathroom**

6' 9" x 5' 4" (2.06m x 1.63m)

Tiled flooring and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a bath with a stainless steel mixer tap and a stainless steel thermostatic shower inset with a rainfall shower head. Full height tiling within the bath and a tiled backsplash around the sink and toilet. A radiator, extractor fan and an opaque double glazed side aspect window.

#### **Landing**

A carpeted staircase leads to a carpeted landing, with a door giving access to bedroom two. Further steps lead to a further landing giving access to bedrooms one, three and the shower room. Loft access.

#### **Bedroom One**

13' 4" x 9' 8" (4.06m x 2.95m)

Carpeted with wallpapered walls and a smooth ceiling. Two large double glazed front aspect windows and a radiator. Measurements exclude the recesses either side of the chimney breast.

#### **Bedroom Two**

9' 10" x 9' 5" (3.00m x 2.87m)

Carpeted, smooth walls and a smooth ceiling. Rear aspect double glazed window, a radiator and a built in double wardrobe. Measurements exclude the depth of the wardrobe.

#### **Bedroom Three**

11' 4" x 5' 2" (3.45m x 1.57m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. A large rear aspect double glazed window and a radiator. Measurements exclude the depth of the recesses either side of the chimney breast.





#### Upstairs Shower Room

8' 5" x 2' 8" (2.57m x 0.81m)

Vinyl wood effect flooring, half height tiling with smooth upper walls and a smooth ceiling. A white suite comprising a WC with a push button flush, a white vanity wash basin with a stainless steel mixer tap over top and a walk in shower cubicle with a thermostatic shower inset, full height tiling within and a folding glass shower screen.





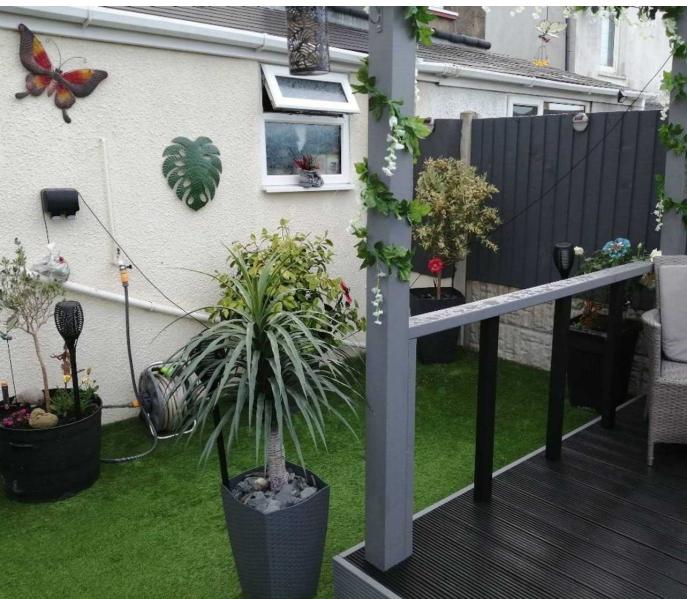
## FRONT GARDEN

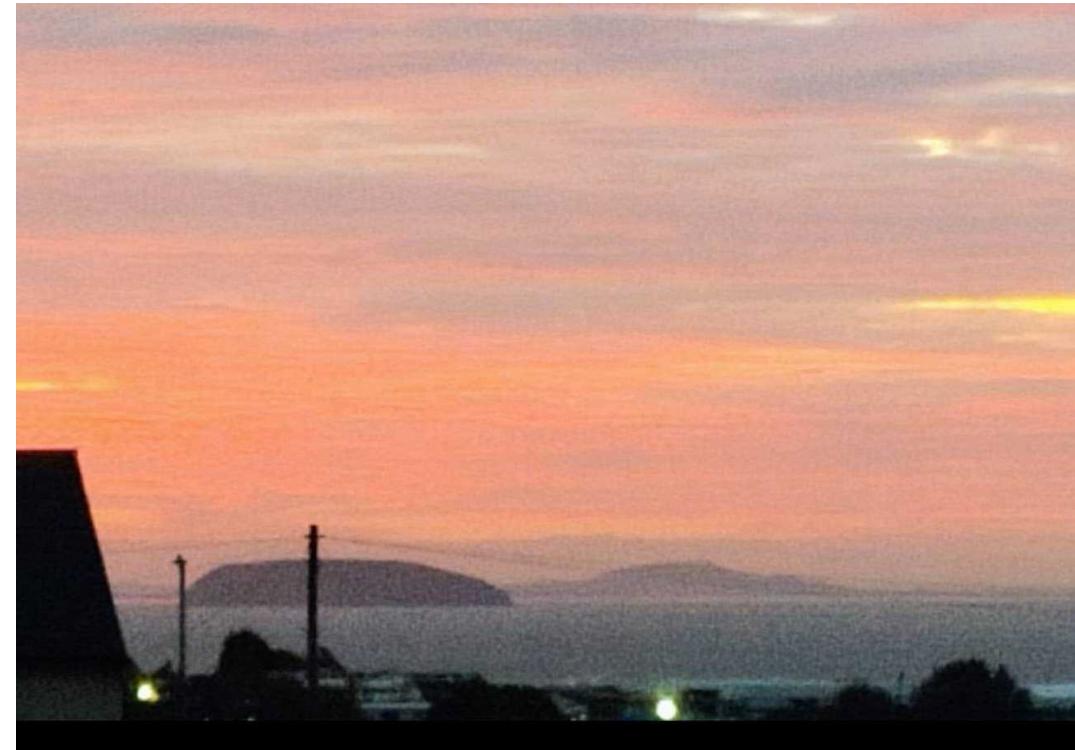
A paved, gated pathway leads to the front door with an area of decorative stones to the left around the bay window. Fully enclosed by a brick wall.

## REAR GARDEN

An easily maintainable rear garden, perfect for entertaining. Artificial grass with an area of raised decking, providing an ample seating area. There is a lockable rear gate, giving access to a back lane. Fully enclosed by well maintained fencing.

## PERMIT





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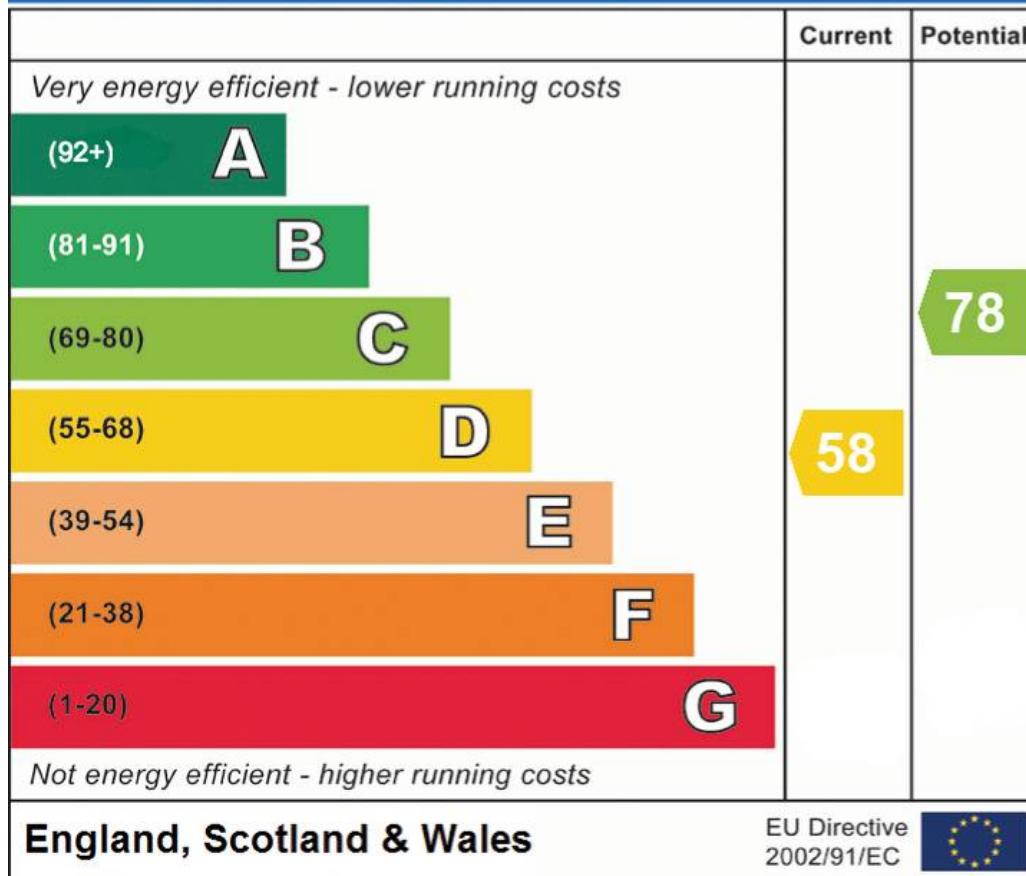
Approximate Gross Internal Area

947 sq ft - 88 sq m

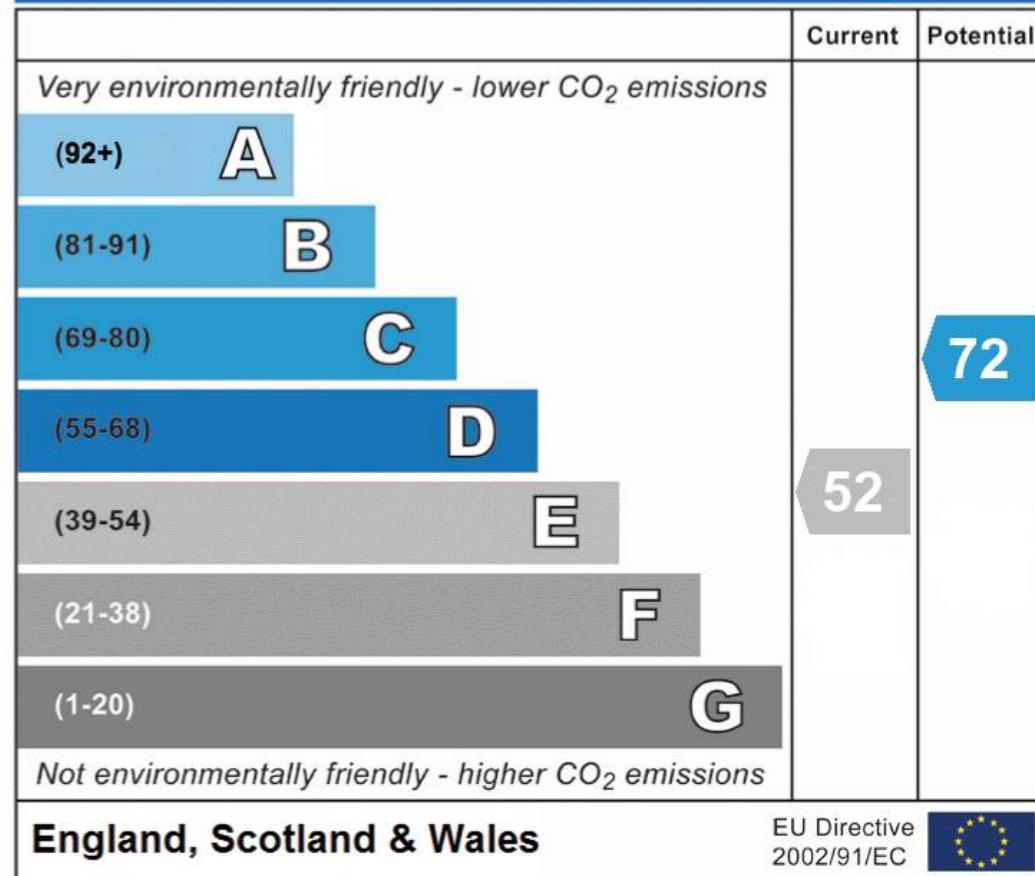


Not to Scale. Produced by The Plan Portal 2024  
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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